

CITY OF EUREKA
NOTICE OF PUBLIC SCOPING SESSION
MARINA CENTER PROJECT

The City of Eureka has received an application from Security National for a Local Coastal Program (LCP) amendment and Coastal Development Permit (CDP), for the development of the ***Marina Center***. The ***Marina Center*** project would be a mixed-use development on approximately 38-acres consisting of retail sales and service, office, residential and light industrial uses. The project site is located, generally, west of Broadway, north of Washington Street, and east and south of Waterfront Drive. The new buildings would be between one- and four-stories. The project would also include extensions of 2nd Street and 4th Street to serve the site and would provide vehicular access from Broadway and Washington Streets. The project would also include a landscaped pedestrian and bicycle path adjacent to Waterfront Drive.

The City of Eureka has determined, pursuant to the California Environmental Quality Act (CEQA), that an Environmental Impact Report (EIR) must be prepared for the ***Marina Center*** project. In order to receive public input as to the scope, focus, and content of the EIR, the City of Eureka invites the public to attend a public scoping session.

The public scoping session will be held on Thursday, April 13, 2006 from 4:00 p.m. to 7:00 p.m. in the Council Chambers, 2nd Floor, City Hall, 531 "K" Street, Eureka, CA. Accommodations for handicapped access must be requested of the City Clerk, 441-4175, five working days in advance of the meeting.

Comments on the range of actions, alternatives, environmental effects, methods of assessment, and mitigation measures may also be submitted in writing to Sidnie L. Olson, AICP, Senior Planner, Community Development Department, 531 "K" Street, Eureka, CA 95501; or at solson@ci.eureka.ca.gov. Written comments should be submitted no later than May 5, 2006.

For more information, please contact Sidnie L. Olson or visit http://www.ci.eureka.ca.gov/depts/cd/marina_center/default.asp

PROJECT CHARACTERISTICS

The project sponsor, Security National Holding Company, LLC (Security National), proposes to construct a mixed-use development on the approximate 38-acre project site. The project is presently owned by the Union Pacific Railroad and would be transferred to Security National. The project, referred to as the Marina Center Mixed-Use project, would include approximately 333,700 sq. ft. of Retail/Service/Furniture/Restaurants; 28,000 sq. ft. of Nurseries/Garden; 104,000 sq. ft. of Office; 12,500 sq. ft. of Restaurant; 40 Multi-Family Residential dwelling units; 12,000 sq. ft. of Museum; and 36,000 sq. ft. of Light Industrial use. . The new buildings would be between one- and four-stories. The project would include about 1,647 parking spaces, including about 310 spaces in a 3 level parking structure.

The project would also include pedestrian and roadway improvements, including the extension of 2nd Street on the site, terminating at the parking area for the largest of the retail spaces, and the extension of 4th Street to connect Broadway or Waterfront Drive. The site would also include driveway access to the site from Washington Street and Broadway. The project would also include the construction of a landscaped pedestrian and bicycle path parallel to Waterfront Drive, as well as landscaping throughout the site.

The project site comprises nine parcels, four of which roughly make up the tract of land known as the Balloon Track due to the site's former use as a railroad switching, maintenance and freight yard and the remaining railroad tracks (see **Figure 2**). These four parcels have an existing general plan land use designation of Public/Quasi Public with a corresponding zoning designation of Public. The other five parcels have an existing land use and zone designation of Limited Industrial.

The project proponent proposes to amend the certified Local Coastal Program (LCP) for the nine parcels to a combination of Limited Industrial, Service Commercial, Waterfront Commercial, and Office/Residential. The LCP amendment would include amendments to both the Land Use Plan, which is the relevant portion of the local general plan, and the Implementation Plan, which includes the zoning ordinances and zoning district maps.

ENVIRONMENTAL ISSUES TO BE DISCUSSED IN THE DRAFT EIR

Aesthetics

The Draft EIR will characterize the existing visual conditions of the project site and vicinity. The Draft EIR will describe and analyze the changes in the visual character of the project site that would result from the proposed project, and indicate whether these changes result in any substantial adverse impacts to the existing visual environment.

Agricultural Resources

The Draft EIR will document whether agricultural resources exist at the project site and the impacts to agricultural resources that would occur as a result of the proposed project.

Air Quality

The Draft EIR will discuss the construction-related pollutant emissions associated with the proposed project. The Draft EIR will discuss the number of vehicle trips in the project site vicinity as a result of operation of the project and calculate air pollutant emissions associated with these vehicle trips and operation-related area sources.

Biological Resources

The Draft EIR will define and describe existing plant communities and their associated wildlife species that potentially occupy the site and identify the candidate, sensitive, or special status species within the project site and its vicinity. The Draft EIR will identify sensitive plant communities and sensitive wildlife habitat areas as defined by local, state and federal plans and regulations. A wetland analysis will be prepared to identify any areas that are potentially subject to the jurisdictions of the U.S. Army Corps of Engineers, the California Coastal Commission, and the California Department of Fish and Game that may be affected by proposed project activities.

Cultural Resources

The Draft EIR will identify the archaeological sites and other cultural resources at the project site. The Draft EIR will identify potentially culturally sensitive areas. In addition, in accordance with SB 18, the Draft EIR will document the consultation with the Native American Heritage Commission and appropriate Native Americans to determine if traditional properties occur in the project area. The Draft EIR will assess impacts to cultural resources that may occur as a result of the proposed project.

Geology/Soils

The Draft EIR will present an analysis of the geologic conditions at the project site. The geologic and seismic analysis will focus on adverse effects of problematic subsurface conditions (i.e., estuarine deposits, unconsolidated fill), and, since the north coast region is one of California's most seismically active regions, address earthquakes and related seismic ground failure hazards. Impacts and associated mitigation, if necessary, would present measures to overcome unfavorable geologic and seismic conditions and reduce threats to people and property.

Hazards/Hazardous Materials

The Draft EIR will rely on historical data, available preliminary environmental assessment reports, site investigations, public records, and past city records to identify and evaluate on-site hazardous materials that could pose a physical threat to the occupants of the developed site or its neighbors. A common source of hazardous materials in urban redevelopment is residual contamination in soil or shallow groundwater originating from past land uses. Previous site investigations have identified on-site contamination, including petroleum hydrocarbons in the soil, in addition to the presence of some potentially hazardous metals. The Draft EIR will evaluate and address hazardous material contamination at the project site. In addition, a health risk assessment for the proposed project will be presented. The Draft EIR also will evaluate whether the proposed project could interfere with adopted emergency response or evacuation plans.

Hydrology/Water Quality

The Draft EIR will discuss whether the proposed project would increase stormwater runoff volume and rates or would substantially alter existing surface water drainage flow pathways. Using standard flow equations and pre- and post-project site plans, the impact analysis would determine whether the increases or alteration in stormwater volume and flow are problematic (i.e., causing increased flooding potential or erosion). Evaluating project effects on non-point surface water pollution would be based on changes in local vehicle use, site activities, and construction practices. The Draft EIR will evaluate flooding risk, and the effects the project would have on the current stormwater control facilities. Considering the coastal locale, the Draft EIR will address the potential tsunami hazards.

Land Use

The Draft EIR will discuss applicable planning and zoning regulations, and characterize existing land uses on the site and in the project vicinity. The Draft EIR will present a review of applicable planning documents, including the City's *General Plan*, the Eureka Redevelopment Plan, and the Local Coastal Program, and evaluate the project's consistency with such plans. The Draft EIR will discuss the General Plan revision that would be required for the proposed project, describe how the proposed project would change the land uses on the site, and describe whether the project would be compatible with adjacent land uses and regulations contained within the City documents. The Draft EIR will determine whether the project will conflict with policies adopted for the purpose of mitigating or avoiding harmful environmental effects. The Draft EIR will discuss land usage in light of possible public trust considerations.

Mineral Resources

The Draft EIR will document whether mineral resources exist at the project site and whether impacts to mineral resources will occur as a result of the proposed project.

Noise

The Draft EIR will describe the existing noise environment within the project vicinity based on information contained in the General Plan of the City of Eureka and based on a site reconnaissance and noise measurements at up to four locations in the vicinity of the project site. The Draft EIR will identify the principal noise sources and associated noise levels with both construction and operation of the project. The Draft EIR will discuss the number of vehicle trips in the project site vicinity as a result of the project and whether and how the project would change ground traffic noise in the project site vicinity.

Population / Housing

The Draft EIR will discuss the possible population and housing impacts associated with the project. The Draft EIR will describe the changes in population and housing that would occur as a result of the proposed project.

Public Services

The Draft EIR will identify the public services that exist in the project vicinity, including, but not limited to, police protection, fire protection, and schools. The Draft EIR will analyze the impacts that the proposed project will have on the provision of public services at the project site.

Recreation

The Draft EIR will identify the recreation opportunities at the project site and in the project site vicinity. The Draft EIR will analyze the impacts that the proposed project will have on recreation and recreational uses.

Transportation/Traffic

The Draft EIR will discuss the existing traffic and circulation system in the vicinity of the project site, and discuss potential project impacts. The transportation analysis will evaluate intersection operations, on-site access and circulation, parking, and pedestrian and bicycle systems.

Utilities / Service Systems

The Draft EIR will identify the utilities and service systems in the vicinity of the project site, including solid waste, water, wastewater, storm drainage, electricity, and communications. The Draft EIR will analyze the impacts that the proposed project will have on the utilities and service systems at the project site as well as discuss the findings of a water supply assessment.